

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the twenty-second day of January 2003, at 7:30P.M, and there were present:

**PRESENT:**

Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
John P. Gober, Member  
Lawrence Korzeniewski, Member  
Melvin Szymanski, Member

**EXCUSED:**

Michael Myszkowski, Member  
Steven Socha, Member

**ALSO PRESENT:**

**Town Board Members:**

Donna G. Stempniak

**Other Elected Officials:**

Richard L. Reese, Jr., Highway Superintendent

**Town Staff:**

Robert Labenski, Town Engineer  
Richard J. Sherwood, Town Attorney  
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:35 PM. Motion was made by Lawrence Korzeniewski to approve the minutes from the January 8, 2003 Planning Board Meeting. Motion was seconded by Rebecca Anderson and unanimously carried.

## COMMUNICATIONS:

- 1-22-1 Letter dated January 3, 2003 from Ellen Hahn Ilardo, Water Quality Technician with Erie County Soil & Water Conservation District, transmitting draft watershed Management Plan for Scajaquada Creek Watershed, and asking for opportunity to make presentation to town officials.
- 1-22-2 Memo dated January 8, 2003 from Building Inspector Jeff Simme transmitting preliminary plat for Windsor Ridge Subdivision Phase 5, project 8205, 66 single family homes.
- 1-22-3 Copy of letter dated January 8, 2003 from Town Clerk Johanna Coleman to Louis Pease transmitting TB resolutions approving site plan for collision shop at 4274 Walden Avenue, and special use permit for same.
- 1-22-4 Memo dated January 8, 2003 from Building Inspector transmitting public improvement plans for Windsor Ridge Subdivision Phase 5.
- 1-22-5 Engineers Report stamped January 9, 2003 prepared by Pratt & Huth Associates LLP for Windsor Ridge Subdivision Phase 5.
- 1-22-6 Letter dated January 10, 2003 from Town Attorney Richard Sherwood to MRC reminding of public hearing on DEIS for Pleasant Meadows Subdivision scheduled for January 14, 2003 at 7pm.
- 1-22-7 Copy of letter dated January 8, 2003 from Eugene Nowicki, Regional Planning and Program Manager for NYSDOT to Jeremy A. Colby of 9 Broadmoor Court regarding an updated traffic impact study for Pleasant Meadows Subdivision.
- 1-22-8 Copy of letter dated January 13, 2003 from Thomas Dearing, Community Planning Coordinator at ECDEP to Town Attorney conveying comments on DEIS for Pleasant Meadows Subdivision.
- 1-22-9 Minutes of special TB meeting held January 14, 2003 at which MRC conducted public hearing on DEIS for Pleasant Meadows Subdivision.
- 1-22-10 Copy of letter dated January 14, 2003 from Joseph Cipolla of Bella Vista Group to TB and ZBA transmitting various documents regarding Gateway Center Shopping Center, NEC Transit and William, including USCOE wetlands permit, NYSDEC determination that no water quality certification is needed, copy of light diffusion drawing, ECDPW reply to pending applications for curb cuts.

- 1-22-11 Letter dated January 16, 2003 from Town Attorney to MRC transmitting FGEIS for Town of Lancaster Comprehensive Plan.
- 1-22-12 Minutes of ZBA meeting held January 9, 2003 at which ZBA considered petitions: by David and Michelle Barbaro of 577 Erie Street for garage sideline setback variance (granted); by Timothy Haniszewski of 1159 Ransom Road for size variance for pole barn (granted, with conditions); by Bella Vista Group for variances affecting Gateway Center Shopping Center to reduce length of parking spaces to 18 feet, to reduce number of off-street loading spaces from 6 to 3, to permit a 30 foot tall sign, to permit partially open seasonal outdoor sales, to permit 32 foot high lighting standards, and to permit a technical reduction in interior green space (all postponed to meeting on January 23, 2003).
- 1-22-13 Memo dated January 17, 2003 from Town Attorney reminding that response to DEIS on Pleasant Meadows from ECDEP had been mailed, and that future responses would also be distributed.

## ACTION ITEMS

PRELIMINARY PLAT REVIEW, WINDSOR RIDGE SUBDIVISION PHASE FIVE, 66 SINGLE-FAMILY DWELLINGS. PROJECT NO. 8205. CONTACT PERSON WILLIAM TUYN, AGENT FOR OWNER, 501 JOHN JAMES AUDUBON PARKWAY, WEST SENECA, NY 14228

William Tuyn, of Pratt & Huth and Elliott Lasky presented to the Planning Board the preliminary plat review for Windsor Ridge Subdivision Phase Five consisting of 66 single-family homes. Mr. Tuyn told the Planning Board that this plan is part of the original concept plan for Windsor Ridge, and that this is the same sketch plan that was approved in 1994. Mr. Lasky explained that the wetlands were delineated and approved this past summer by the Army Corp of Engineers. Town Engineer Robert Labenski told the Planning Board that the existing detention ponds will handle the drainage. This plan shows two cul-de-sacs, and Member Anderson told Mr. Tuyn and Mr. Lasky that the Planning Board has been working to discourage cul-de-sacs in new developments. She stated that she would like to see these plans changed to connect the streets and eliminate the cul-de-sacs. After a brief discussion, Chair Keysa polled the remaining Planning Board members regarding the cul-de-sacs in this plan. Member Gober agreed with Member Anderson that the streets should be connected with no cul-de-sacs. Member Korzeniewski stated that since this plan was previously approved with the cul-de-sacs, it should not be changed. Member Szymanski had no comment. Highway Supt. Reese told the Planning Board that although he does not like cul-de-sacs, he recognizes that this plan was previously approved with the cul-de-sacs. He supports this projects, however, he requested that these cul-de-sacs meet the new standards for cul-de-sacs that are being proposed by the Planning Board. Member Gober then stated that if Highway Supt. Reese supported this project with the cul-de-sacs, he would also support it.

## DETERMINATION

Based on the information provided to the Planning Board, Melvin Szymanski made a motion to recommend approval of the Preliminary Plat Review as presented to the Town Board with the condition that the cul-de-sacs meet the standards of the new cul-de-sac detail proposal before the Planning Board. Motion seconded by John Gober and duly carried by a vote of four ayes and one nay.

## OTHER MATTERS

Ellen Hahn Ilardo and David Kubek, representatives of Erie County Soil & Water Conservation District, 50 Commerce Way, East Aurora, NY gave a video presentation on Scajaquada Creek.

RECOMMENDATION REGARDING ENTRANCE ISLANDS AND CUL-DE-SACS - Town Attorney Sherwood did not have the resolution prepared for the Planning Board Members to review. Chair Keysa will meet with Town Attorney Sherwood and Town Engineer Labenski prior to the next Planning Board Meeting to go over the details of the resolution.

Chair Keysa asked Town Attorney Sherwood if the Planning Board was required to participate in the annexation process. Town Attorney Sherwood stated that since the annexation was presented to the Town Board, the Planning Board was not required to participate.

At 9:10 PM a motion was made by Rebecca Anderson to adjourn the meeting; seconded by Lawrence Korzeniewski and unanimously carried.